

ZB# 95-54

Linwood Rhodes

13-5-29

Frederm.

November 13, 1995.

Applicant has paperwork

3100 1/2

on new evidence

~~letter out~~ 11/29/95.

Use & Area 11/15/95

Notice to Seabird 11/15/95

Public Hearing:

December 11, 1995.

Use & Area

Variance

Approved.

Refund: \$331.00

#95-54- Rhodes, Linwood

(2)

Use / Area 13-5-29

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15185

Nov. 15 1995

Received of Linwood Rhodes, Jr. \$ 150.00

One Hundred fifty 00/100 DOLLARS

For ZBA # 95-54

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 615		150.00

By Dorothy H. Hansen

Town Clerk



Cr # 615	150

WILLIA

Town Clerk

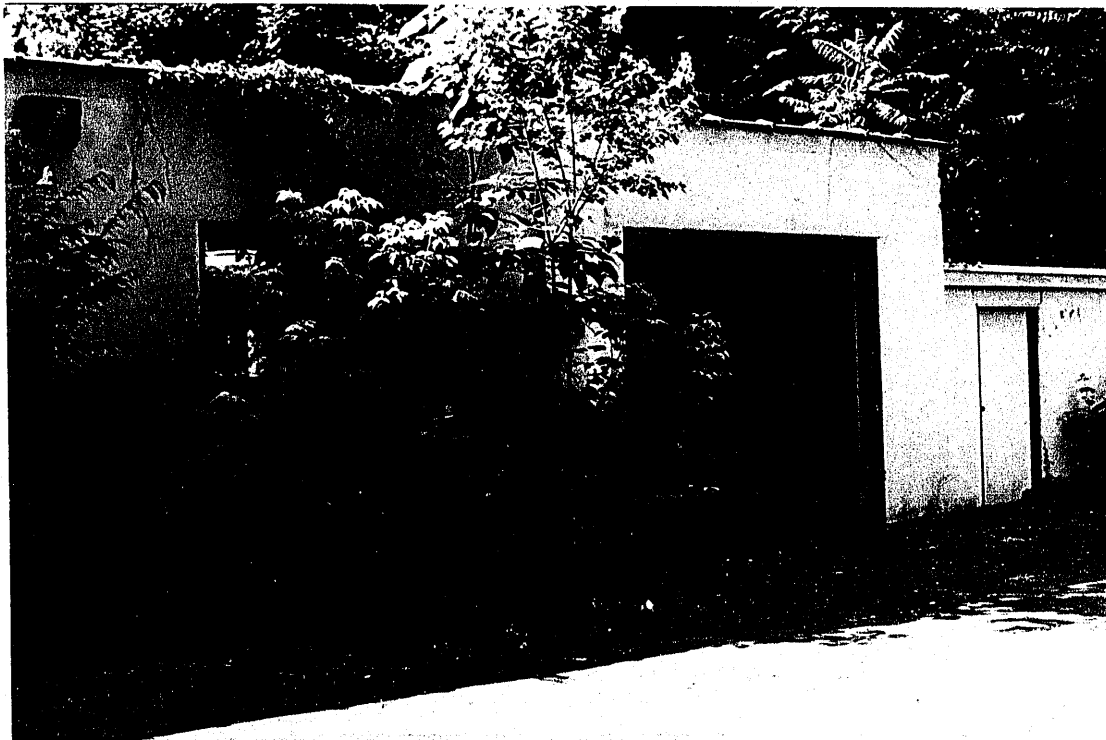


#45-21-1-Nuñez, November

Wae|Cien

13.5.24





APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Rhodes, Linwood

FILE # 95-54

(See 95-36)

RESIDENTIAL: \$ 50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒

USE ☒

APPLICATION FOR VARIANCE FEE \$ 150.00

* * * * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 500.00

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE	11/13/95 - 3 pages	\$ 13.50
2ND PRELIM. MEETING - PER PAGE	12/11/95 - 19 pages	\$ 85.50
3RD PRELIM. MEETING - PER PAGE		
PUBLIC HEARING - PER PAGE		
PUBLIC HEARING (CONT'D) PER PAGE		
TOTAL		\$ <u>99.00</u>

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING:	11/13/95	\$ 35.00
2ND PRELIM.	12/11/95	\$ 35.00
3RD PRELIM.		
PUBLIC HEARING		
PUBLIC HEARING		
TOTAL		\$ <u>70.00</u>

MISC. CHARGES:

TOTAL \$ 169.00

LESS ESCROW DEPOSIT . . . \$ 500.00
(ADDL. CHARGES DUE) . . . \$
REFUND DUE TO APPLICANT . \$ 331.00

(ZBA DISK#7-012192.FEE)

Refund due

*paid # 616
11/15/96*

LINWOOD RHODES, JR.

914-446-5384
37 SOUTH ST.
HIGHLAND FALLS, NY 10928

50-235 615
219

615

Nov 15, 1995

PAY TO THE
ORDER OF

T.N. of New Windsor \$150.00

One Hundred & Fifty Dollars ^{as} DOLLARS

THE BANK OF NEW YORK

202 MAIN ST., HIGHLAND FALLS, N.Y. 10928

MEMO

NEW Windsor ZBA#95-54 Linwood Rhodes Jr. NP

⑆021902352⑆ ⑈6800543892⑈ 0615

BNY STYLE 80

NEW YORK'S FIRST BANK-FOUNDED 1784

LINWOOD RHODES, JR.

914-446-5384
37 SOUTH ST.
HIGHLAND FALLS, NY 10928

50-235 615
219

616

Nov 15, 1995

PAY TO THE
ORDER OF

T.N. of New Windsor \$500.00

Five Hundred Dollars ^{as} DOLLARS

THE BANK OF NEW YORK

202 MAIN ST., HIGHLAND FALLS, N.Y. 10928

MEMO

NEW Windsor ZBA#95-54 Linwood Rhodes Jr. NP

⑆021902352⑆ ⑈6800543892⑈ 0616

BNY STYLE 80

NEW YORK'S FIRST BANK-FOUNDED 1784

In the Matter of the Application of

LINWOOD RHODES

MEMORANDUM OF
DECISION GRANTING
USE/AREA VARIANCES

#95-54.

WHEREAS, LINWOOD RHODES, 37 South Street, Highland Falls, New York, 10928, has made application before the Zoning Board of Appeals for a use variance for a funeral home in an R-4 zone and an area variance for 17 off-street parking spaces proposed for 161 Walsh Road; and

WHEREAS, a public hearing was held on the 11th day of December, 1995 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by himself and by Daniel J. Bloom, Esq., attorney, Michael Lucas, a local contractor and Jeffrey Lease, real estate broker; and

WHEREAS, there were 7 spectators appearing at the public hearing; and

WHEREAS, at least six spectators spoke in opposition to the application; and

WHEREAS, letters supporting the application were received and considered by the Zoning Board of Appeals; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence presented by the applicant showed that:

(a) The subject premises is a building which is currently vacant. This building was used previously for a number of commercial uses.

(b) The premises is located in a R-4 zone.

(c) The neighborhood is a mixed residential and commercial neighborhood.

(d) The subject premises is located adjacent to a

residence but in close proximity to a number of commercial uses.

(e) The applicant is a contract vendee of the premises. The owner of the premises had a number of commercial tenants but has not had a commercial tenant in the building for more than two years and, thus, the premises has lost its prior non-conforming status.

(f) The applicant seeks permission to locate an Afro-American funeral home in the premises. Due to the customs in the Afro-American community, the operation of an Afro-American funeral home will not be of the same magnitude and have the same impact on the area traffic and will not have the same need for parking.

(g) This was the subject of an earlier application before the Zoning Board of Appeals but new evidence in the form of contractor testimony and real estate agent testimony has been offered in connection with this application.

(h) To convert the existing structure into a three-bedroom house in conformance with the zone would cost approximately \$42,000.

(i) When the conversion sum is added to the probable purchase price of the property itself, the total cost of conversion and sale would be approximately \$75,000.

(j) A single-family home at that location could not be sold for more than \$65,000.

(k) Demolishing the existing structure and erecting a one-family home in its place would cost approximately \$120,000. When the value of the property is added, it would result in not less than \$140,000.

(l) A number of commercial tenants have been sought for the building since 1992, without success.

(m) No interest has been expressed by potential, residential buyers during the period when it was on the market.

(n) Any commercial use for the premises would require a use variance since the premises has lost its prior non-conforming status for commercial use.

(o) The difficulties with this property are unique to this property and are based upon its prior uses and zoning. Such difficulties are not shared by any other properties in the neighborhood.

(p) The property is located on a well-travelled street and the additional traffic that would be generated would be minimal not exceeding approximately ten cars per day.

(q) If the property were converted to a three-bedroom home and sold for \$65,000, the owner would not realize \$65,000 because from that would have to be deducted costs and commissions

so what he would receive would be less than \$65,000.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The applicant cannot realize a reasonable return as is demonstrated by competent financial evidence.

2. Any hardship relating to the property in question is unique and does not apply to a substantial portion of the neighborhood.

3. The requested use variance, if granted, will not alter the essential character of the neighborhood.

4. The alleged hardship has not been self-created.

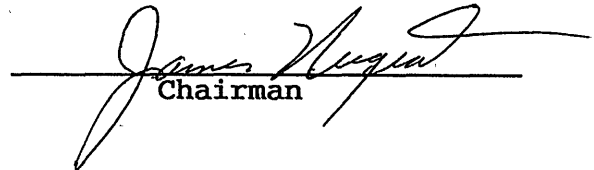
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a use variance to allow a funeral home in an R-4 zone and 17 off-street parking spaces at 161 Walsh Road, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 11, 1996.


Chairman

(ZBA DISK#13-110895.LR)

[illegible]

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 147 Sycamore Dr DR
New Windsor NY 12553

DATE	CLAIMED	ALLOWED
2/11/95	Zoning Board Meeting	75.00
	Misc - 2	
	Balthorn - 8	
	Digeratu - 4	
	Denhoff - 4	
	Rhodes - 19 85.50	
	H.B + C - 10	
	Rosenbaum 9	
	56 pgs # 95-54	252.00
		327.00

PUBLIC HEARINGS:

RHODES, LINWOOD

MR. NUGENT: Request for use variance to allow funeral home in R-4 zone and 17 off-street parking spaces at 161 Walsh Road.

Daniel J. Bloom, Esq. appeared before the board for this proposal.

MR. NUGENT: Is there anyone in the audience that is here in regards to this application, please sign the pad please.

MR. BLOOM: Good evening, Mr. Chairman, gentlemen my name is Dan Bloom and I represent Mr. Linwood Rhodes this evening on this application. Before proceeding to elaborate on the application, I'd like to first address the chairman. Mr. Chairman, as you know, this application was at a public hearing once before in June. There was an adverse determination and the board has permitted my client to reapply based upon new evidence. Does the chairman wish that I address that specific issue or that I re-present the entire application on its merits? I do know the board is in possession of certain documentary evidence submitted on the prior application.

MR. NUGENT: I can't speak for all the members but for myself, I think if you briefly brush over it because there may be people in the audience that were not here at the public hearing.

MR. BLOOM: Very well.

MR. NUGENT: Just briefly.

MR. BLOOM: I'll try to capsulize it. As the board knows, I represent Mr. Linwood Rhodes. Mr. Rhodes is presently applying for permission to establish an Afro-American funeral home at premises which were formally owned by Crystal Cleaners in the Town of New Windsor. As the board knows, it's presently zoned R-4 which would be generally residential. My client of course if

he were granted the application that he seeks, if he received favorable treatment from this board, he would proceed he advises me to invest approximately \$100,000 in converting the existing Crystal Cleaners building to a mortuary but I have been corrected by my client that the correct term is a funeral home, an Afro-American funeral home and why do I emphasize those terms? I do because one of the specific requirements we have got to address this evening is the requirement for a variance on the number of parking spaces that we must have, we have room for only 13, the zoning ordinance for a funeral home as the board is aware is 30. My client tells me that this particular zoning ordinance, any zoning ordinance that deals with funeral homes addresses the average American white funeral home which deals with wakes where we have very frequently in excess of 30 cars in a parking lot at one time, Coloni's for example, Quiggly's in Cornwall, what have you. An Afro-American funeral home is only a place where a body is embalmed, where there might be a brief private one or two family member type of service. This is quite common. The average Afro-American funeral home performs the functions of a state licensed funeral home that is the embalming procedure and what have you and then the body is taken to the place of worship, the local church where it lays in state or lays for purposes of being seen by family members and friends commonly during the normal hours that an American funeral home would generally have the body exposed for wake purposes. So what my client is basically saying is that he's not really here to address a major concern in his opinion, yes, it is a variance for approximately 17 parking spaces because the zoning ordinance requires 30 but what he is saying given his type of operation, he doesn't even need 13 spaces. He said on average he will have maybe ten cars there on average every day. Most of those will be workers, employees. The more difficult part of the variance as the board knows is the use variance. And which of course was addressed back in the June application. It is obviously a residential zone, I have asked Mr. Jeff lease to produce some photographs for the general public and for this board to take a look at. With the chairman's permission, I'd like to pass them along to the members at this point to just have you. One set with the Lease

sign on it is the side of the street of course where the building is located. The other set depicts the neighborhood in general right across the street. The reason for the presentation is to indicate to the board that should the board react favorably to this application, it's our client's position that what he intends to do with this building is to upgrade it substantially, completely renovate the interior, give it a new roof, put a canopy on, to make it an extremely aesthetically pleasing type of structure, one that he feels will be one of the finest looking structures in the neighborhood. I also and with the chairman's permission, will present to the board a picture of what the building presently looks like. It's in substantial disrepair. Mr. Rhodes is going to change the location of the windows, location of the doors, the sizes of them. I'll present also with the board's permission, a basic site plan which indicates in dark ink the amount of new macadam that he intends to incorporate into the surrounding environment of the building so as to provide the parking spaces necessary and again to also create a much finer aesthetic appearance. If Mr. Jeff lease, the broker on the transaction, has been involved in this particular building and property since 19, now or his company has been since 1992. They have been trying to market it for commercial purposes. Mr. Lease is convinced that it has no legitimate residential function. Mr. Santoro, the owner of the property is also here this evening with his wife, indicated to me before the presentation that he presently has an outstanding mortgage on the property of about \$71,000. Jeff Lease tells me that if the building were to be demolished, torn to the ground and a new building built in its place, we're looking at \$120,000. In a few moments, I'll have Mr. Mike Lucas, a local contractor speak to you directly concerning his opinion in that regard as well. Jeff also indicates to me that if you were to take the existing building and improve it and convert it into a three bedroom two bath residence, bare bones hardly presentable but bare bones we're looking at about \$42,000, just for the renovations not to include the costs of the property itself which Jeff tells me would be a 15 to \$20,000 value. So what he is saying is that the least expensive option to convert it from the commercial use to the residential would be to

spend \$42,000 probably plus we all know to convert it from its present commercial image to a three bedroom two family residential bare bones and then market it approximately \$65,000. Now that doesn't of course include the extra costs which could be anticipated should we be looking for a builder to come and buy the property itself and then incorporate the structure himself, incorporate the improvements himself but the minimum we're looking at is \$42,000 for the renovations plus the value of the property. It's say about 15 to 20. We're talking roughly 65, 75,000. Jeff Lease tells me that the maximum he could hope to get for that property with a decent three bedroom, two bath residential would be 65,000. And neither of those two considerations take into an evaluation, the existing practical consideration Mr. Santoro has, he's sitting there with a \$71,000 mortgage on the property. Briefly in terms of some of the background, as the board members probably know, this building has been used for commercial purposes for time in memorial, illegally, unknown it just was a fait accompli. Mr. Rhodes wants to do it right and he is going through these motions because he wants to have something that is going to enhance the value of the property that is going to be a credit to the community, a credit to him and for this reason, he's making this application. Now with the board's permission, I'd like to call to the board at this point Mr. Mike Lucas, a local contractor, considerable expertise, I'd like him to address the issue of the cost estimates to convert the commercial building in a residence and to afford this board the opportunity to perhaps pose any questions to him, Mr. Chairman, with your permission.

MR LUCAS: Good evening. I was called by Mr. Lease to take a look at this property, everybody, I mean we all live basically in the same area, we know what it looks like now Jeff took me there, I went through the building, he told me what their intent was, what they are going to use it for, my general estimate, they are not exact, nothing exact until we get down to the building. But basically, what he showed me the presentation of the building will enhance the building, I think it will clean up the property and I have never met the gentleman until tonight and I'll say just by

talking to him tonight, he seems to be a fine man, his intents are I think are well, I know personally that from the last few funerals I have gone to in the black community, I have never been to one that wasn't in a church. And the way he explained it to me and what I have seen my experience myself I mean I think it would enhance the area and I think it would bring the value, I think bring the value of the rest of the properties around it up so I don't, if you have any questions, I don't, I think--

MR. NUGENT: Are you the one that gave the estimate of \$42,000 to make a three bedroom house out of it?

MR. LUCAS: Right, from what it is now.

MR. KRIEGER: That is ballpark?

MR. LUCAS: That is a ballpark and I think I don't remember the other figures.

MR. KRIEGER: What he quoted in the beginning was \$120,000.

MR. LUCAS: No, put a three bedroom up, that is \$120,000, that is what he did sell it for, the lot plus the building itself.

MR. NUGENT: Is that building--

MR. LUCAS: Structurally, it's in good shape but the roof needs some work but basically the foundation, the floors, the structure itself is in pretty good shape.

MR. LANGANKE: Does that building have a basement?

MR. LUCAS: No, it's on a slab.

MR. KANE: So it would cost \$120,000 to knock it down and build out another house there, that would be in conjunction with the \$71,000 that is already owed on it.

MR. BLOOM: That is correct, sir.

MR. KANE: And the opinion of the real estate, what is the approximate value of the homes in that area at this point?

MR. BLOOM: Jeff Lease, may I have Jeff Lease address that?

MR. LEASE: I would say anywhere between 55 and about 135,000.

MR. REIS: Jeff is being very gracious when he says \$135,000.

MR. KRIEGER: Jeff, is it your testimony that if this were to be converted into a three-family house, the market conditions would not produce--a three bedroom, one family, the market conditions would not produce more than approximately \$65,000 as a purchase price?

MR. LEASE: Yes, on that road.

MR. KRIEGER: This particular house?

MR. LEASE: Yes.

MR. KRIEGER: Regardless of what others may be worth?

MR. KANE: So, it would cost him \$45,000 to convert the home and automatically lose.

MR. KRIEGER: Cost him 42 in addition to 15 and 20 to buy the property so you are talking 70,000 or more.

MR. KANE: Invested in it to sell it for 65 and he still owes 71 if my math is correct.

MR. BLOOM: That is right.

MR. REIS: That is the right.

MR. TORLEY: Sir, you have been seeking commercial tenants for how long?

MR. LEASE: Commercial purchasers since I think it was '93, I can't remember, it's been a while and Alex, you

had the building up for sale before that as well what, a year, I think?

MR. SANTORO: '92.

MR. LEASE: So I have been involved since May of '93.

MR. KANE: So it has been actively on the market for the last two or three years or more?

MR. LEASE: Yes, we brought the price down a little bit over time.

MR. LANGANKE: Is there, what about the activity or interest expressed in the property?

MR. LEASE: I have had, all of the potential buyers have been small commercial users, I have had no residential lookers in the property.

MR. KANE: And all of the potential ones would require a use variance in any case?

MR. LEASE: That is correct. That is correct.

MR. TORLEY: And the time you say you have had no one interested in purchasing it and doing the renovations and putting up a house there?

MR. LEASE: No.

MR. TORLEY: So it would be your opinion it really has essentially no market value as a residential property in its present condition?

MR. LEASE: Very marginal.

MR. KANE: Or if it does, it's still an economical loss.

MR. LEASE: All the users have been small business owners and I have not been able to put together a whole package or someone who's willing to go through the process of getting a variance.

MR. KRIEGER: How big in area, how big is the property?

MR. LEASE: 1,700 square feet.

MR. BABCOCK: No.

MR. KRIEGER: Not the building, the lot.

MR. CAPPOLA: It's probably on the site plan.

MR. BABCOCK: 13,350.

MR. KANE: If that was converted into a one family home at this point Michael would that require any variances?

MR. BABCOCK: I'm not sure of the location of the home. In an R-4 zone, a non-conforming lot would only need 5,000 square foot as far as area.

MR. TORLEY: No, I think he's asking if this were a commercial property in a commercial zone what area variances would it require.

MR. BABCOCK: Which commercial zone? There is, as you know, there is ten different uses in every different zone.

MR. KANE: No, if this is converted to a one family home, three bedroom one family home at that point, would any additional variances be needed on that property to make it a one family home?

MR. NUGENT: If he centered it in the middle of the lot.

MR. KANE: But it can't be moved at this point.

MR. BABCOCK: In an NC zone, for instance, if that is what you're asking, you'd need 10,000 square feet to build this building.

MS. BARHNART: Or he's adjacent to a PI so what would that be?

MR. BABCOCK: Don't have that.

MR. KRIEGER: If I remember correctly the lot area would permit any use in the PI regardless.

MR. BABCOCK: No, it's either 40 or 80,000.

MR. NUGENT: Let's not get off the path. Let Mr. Bloom finish his presentation and then we can ask all the questions we want.

MR. BLOOM: The only other comment I would like to make, gentlemen, is that I have Mr. Santoro here, the owner of the property as well, so if you wish to question him directly about any efforts that he may have made even prior to the time that Mr. Lease became involved in trying to actively market, he's available for that purpose. And also to corroborate the fact that there is that mortgage of approximately \$71,000 on it. In conclusion, I would respectfully request that the board consider granting my client the variance based upon the fact that I respectfully submit that the testimony sports his position that unless the variance is granted, he cannot obtain a reasonable return on his investment, I think even in this particular case, the argument is more cogent because Mr. Santoro's been paying taxes on this property for assessed valuation in excess of what, \$100,000, what's the assessed value?

MR. LEASE: I don't have it here.

MR. BLOOM: Substantial investment in taxes over the years and if my client is granted the variance, I respectfully suggest it will not change the character of the neighborhood. And if it does, it would only change the character of it for the better. It would enhance the value of the neighborhood, I respectfully suggest with the money he is going to invest in it in terms of interior and exterior renovations. The amount of traffic being generated will be minimal, as I say, approximately ten cars per day. And frankly, I can think of and my client can think really of no aspect to the operation he intends to run which would be a detriment, which would hurt in any way any of the other neighbors. So based upon that, I respectfully request that the board consider my client's request for an area

variance. Thank you.

MR. NUGENT: How long has Mr. Santoro owned this piece of property?

MR. SANTORO: 1984.

MR. NUGENT: Also, the other thing that I thought about when I was looking at the plan, has there been some regards to the runoff once they blacktop all the property, the water is going to have to go somewhere?

MR. BLOOM: This is Mr. Cappola, he's the architect on it.

MR. CAPPOLA: We originally went to the planning board with this sketch plan before we came to the zoning board, we were referred to the board, that is just a sketch plan, we're going to have to go back to the planning board with all other site details, landscaping, lighting detail for the handicapped parking, details for storm drainage and runoff so I can't specifically say that has been engineered but I know we're going to have to address that.

MR. NUGENT: Any other questions by the board?

MR. TORLEY: Not at this time.

MR. KRIEGER: For Mr. Lease, when you talk about marketing it as a three family home, if it were converted to 65,000, that is not 65,000 to Mr. Santoro, three bedroom, I'm sorry, that is gross, so with real estate commissions and closing costs which would be deducted from any realized, something less than 65,000.

MR. LEASE: That is right.

MR. LANGANKE: I don't have any questions.

MR. NUGENT: At this time, I'd like to open it up to the audience. Please state your name and address for the stenographer so that she can write it down.

MRS. SHIRLEY ZAMENICK: I'm Shirley Zamenick and I live

at 160 Walsh Avenue and I think the traffic is ridiculous. It won't work, especially if the, if there was a fire and the fireman had to get through, forget it. I mean, either one or the other would have to give or there would be a heck of an accident. And we have had enough of those and parking along the street, there's no way they are going to get parking in the back and if they park along the street, fire trucks couldn't get through and our traffic is heavy, big trucks, little trucks and the cars go way above the speed limit, way above it and there's no way they could handle that.

MR. NUGENT: Thank you.

MR. FRED ZAMENICK: Fred Zamenick, at 160 Walsh Road. They are also talking about the character of the area and how they are going to improve it, that is all a matter of opinion. People who live there, everybody I know lives around there don't want it. They don't want it. They don't want to see a funeral home in there. Not any prejudice against anybody, we don't want to see a funeral home in there. It has a residential character, we want to keep it residential, if we can. Now these men are all talking about how much money they are going to put into it, they are going to improve it, they are talking about money. Are we here promoting money? Are we promoting zoning for residents? What are you promoting here, \$71,000, \$65,000, that means nothing. We're a residential area and they keep talking about improving the character of it. Everybody I spoke to doesn't want to see a funeral home in there. Now, I don't know how it's going to run hearses through there but if you have a slow moving hearse through this and you have a fire, you're going to endanger the firemen. That is another point. But as far as my point as a citizen and part of the public that lives there I am not in favor of it and that is the reason I'm not in favor of it because we're not promoting whether they can build on it, how much money that he can put in it, that is a residential area and what are we talking about, how much we're going to help with all this money. I'm opposed to--I'm a senior citizen and I have lived in the area all my life.

MR. NUGENT: Name please?

MRS. HELEN RUSSO: People in the area, we only have one store, those of us who do not drive are risking our lives walking to the store as it is now. Where will we go when the cars are parked on the street with no sidewalks there? We're two deaths in that area already. We'll be looking for more. Please consider those of us who have to walk in that area. Thank you.

MRS. LORETTA BROWN: My name is Loretta Brown, I live at 3 Melrose, my concern is more of when the embalming is done on the premises, what kind of chemicals will be put into the air, as far as something that can be harmful to the people that live in the area and the residents? I know there's no basement so there's no seclusion in that area that will be kept in. When these bodies are being embalmed, will chemicals be put in the bodies that preserve them to be seen and where will these chemicals be going?

MR. NUGENT: Anybody else?

MS. GAIL VESELY: I live right across the street from this property. And I just object to having a funeral parlor across the street from my house.

MR. LANGANKE: I can't hear you.

MRS. VESELEY: I live directly across the street from this building and I object to having a funeral parlor when I look at my front windows. There's houses, private houses on both sides and directly across the street. There are some businesses on our street, they have been there forever but houses that are there I would like to keep residential.

MR. NUGENT: Anyone else?

MRS. MARY CONNOLLY: well, I oppose it also the, traffic--

MR. NUGENT: Name?

MRS. CONNOLLY: Mary Connolly. The traffic is just too

heavy. There's no place to park and that is all there is to it, just not right.

MR. NUGENT: Mr. Rhodes, would you care to comment on the lady's request about the chemicals?

MR. RHODES: Mr. Chairman, as far as embalming chemicals, they are regulated by the state, you can't use anything that is hazardous to anyone's health, chemicals are bought from a chemical company, can only be purchased by a funeral director. They are already regulated, you can't let them out in the air. It goes into the sewer system but there's a contraption that they use in the sewer system that is regulated. Before the funeral home is opened, the state inspector comes down and he checks it out and it has to be passed by the state inspector before I can embalm anyone, that is something that has to be put in the sewer system into the prep room. Nothing goes out into the air.

MRS. BROWN: Is our area zoned for that? Do we have that kind of a thing he was talking about that will protect the chemicals?

MR. RHODES: No, you wouldn't have it, you wouldn't have it.

MRS. BROWN: In the sewage system.

MR. KANE: It has to be put in.

MR. RHODES: It has to be put in, that is only to keep the sewage from backing up, that is all, into the sewer system. Every chemical that they regulate now can go in the sewer system.

MRS. BROWN: Because with all the diseases that are around and I'm really kind of leery about this. I'm totally against it. I have two children. They ride their bikes in the area. Hearses, fire trucks, roadway trucks, I really am totally against it but I'm also worried about the chemicals that could be in the area which he just clarified for me but I'm totally against this being put in my area. I don't like it.

MR. RHODES: I'd like to clear one thing up, if you have nail polish in your house, it's more dangerous than any embalming chemicals. Nail polish is more dangerous than any chemical, embalming chemical.

MRS. VESELY: The other thing was where he talked about this last time if we give them a variance for the funeral parlor because of the difference of the parking because they don't require as much once it's given a variance for a funeral parlor, if he leaves this business and goes elsewhere, any other funeral parlor can come in, they are going to require more parking and that is, there's not going to be enough, once you allow the change for the variance.

MR. NUGENT: That is correct, it runs with the land, not with the applicants. Anything else?

MR. ZAMENICK: The number of accidents on Walsh Road, there is a man killed below the firehouse, man killed in front of the firehouse, man come out of Lawrence Avenue something obstructed him, he went right into the building in Hobart. The fire department had to come and clean the bricks off him right in front of our house three times they hit that oak tree because of traffic. There was a motorcycle accident, woman hit a motorcycle up the street, a boy lost his leg maybe 200 yards from that. We don't need anymore traffic there, you just don't need it. I think the biggest thing is the fire department, if you have got a hearse coming down the street, it comes down slow. Need I say more. I mean there's more accidents, I can tell you more of them too and in fact my car was in an accident right there. We came out of Merline, I loaned the door to my daughter-in-law, she came out of Merline Avenue because of the businesses that were there, there was a truck parked on the right side of the road, a man came around left around that car, made a right, pulled back in the right lane and that was my car over \$1,000 damage, smashed the door, the hood, the fender, there's accidents there constantly. I don't think we need anymore accidents. That is another thing.

MR. NUGENT: Anyone else? At this time, I'd like to close the public hearing.

MR. TORLEY: Do we want to close it? We don't want the trouble we had the last time.

MR. NUGENT: No, I think we should close it. We have heard all the comments, close the public hearing and open it back up to the board for any further questions that may be brought up.

MR. TORLEY: You mentioned that you figure the traffic flow would be approximately, ten cars a day?

MR. BLOOM: That is correct, Linwood, average ten cars per day?

MR. RHODES: And we exaggerate. One thing I'd like to address right now, okay? Except for during preparation and embalming, we have been using that building for the last four months and we haven't created any problems and it's the same thing. The only cars you have seen there has been mine, my two employees, that is all, we'd be going in and out, that would be the same identical thing when we have the building. Now, since we have gone there, there hasn't been no problem, you might see a hearse, two limousines, the other cars, you're talking about my employees, when they come, they park the cars, get into the limousines and the hearse, that is all they'd be doing. There's no additional traffic. There's no more traffic going to congregate than anyone else at this point.

MRS. CONNOLLY: They won't park in the road, number one.

MR. RHODES: No, we don't park in the road. If I would have someone in the funeral home and I would park out in the road, that means the family that I am trying to make arrangements with, have to get up and go move their cars. That is unprofessional. So the families that come to me want to come in and make arrangements, they don't want the police coming and saying your car is parked illegal. They come in at a solemn moment and at that time everything has to be handled in a professional manner. That is the reason we're going to have off-street parking for the people that is

coming to do the arrangements, probably doing first viewing for their family.

MRS. ZAMENICK: How can you use it the past three months without a variance?

MR. RHODES: No, basically all I'm doing is parking my car at the building there. We can't use the building. There's no electricity. There's no lights in the building.

MRS. ZAMENICK: You said you were using it.

MR. RHODES: Just parking our car there and leaving it, that would be the same thing, I park my car and leave it. I'm at a church doing a service.

MRS. ZAMENICK: You said there'd be ten cars there.

MR. RHODES: Approximately ten and that is over exaggerating.

MR. TORLEY: How many parking spaces would be provided?

MR. BLOOM: Thirteen off-street.

MR. RHODES: This won't be every day, that is only when you have a service.

MRS. BROWN: How often are services done there?

MR. RHODES: Tomorrow morning when you pick up the Record, you'll see I have a funeral and the services is in the church. That is the way services are.

MRS. BROWN: Do you have services done in the funeral parlor?

MR. RHODES: Yes, ma'am, yes, ma'am. If you have someone that do not have family, social services requires you to have a service for them, yes, ma'am. They do not have family, social services requires you to have a service so no one comes.

MR. NUGENT: I shut the public off already.

MR. RHODES: I'm sorry, I just wanted to address the questions so that they can be well abreast of what we're doing.

MR. TORLEY: All the chemicals you'll be using are state regulated?

MR. RHODES: Yes, state regulated chemicals.

MR. TORLEY: There's additional equipment you have to install in the sewer for protection of the sewage?

MR. RHODES: Yes and the state inspector has to come down and state inspector will inspect the preparation room to make sure everything is in order.

MR. KRIEGER: Check that equipment?

MR. RHODES: Yes, if the prep room is not in order, he will not issue a license for that place to operate.

MR. KANE: Can we have the 13 positive responses we have from the last meeting? Are they still accountable?

MS. BARNHART: They are in the record.

MR. KRIEGER: Deemed in the record for this hearing.

MS. BARNHART: For the record, I sent out, Mr. Rhodes provided 78 addressed envelopes, I mailed them out on November 29, 1995 and I did an affidavit of service by mail.

MR. KANE: And we had 13 positive responses?

MS. BARHNART: Yes.

MR. BLOOM: May I make a comment? I just clarified with my client and I think it should be brought to the board's attention the fact that as you look at the photographs, there's a residence on each side of this building. And the homeowners in those buildings of each of those residences are not here this evening or

objecting. One is here.

MR. RHODES: The homeowner is not deceased.

MR. BLOOM: The other one approves for sure.

MR. NUGENT: Other questions? I have one letter that I have to read into the minutes. Dear Mr. Nugent: Re: Appeal number 54. I'm against the proposed funeral home at 161 Walsh Road, New Windsor. I think that there is insufficient parking and would create safety problems. The property is too close to the firehouse. Respectfully, Ed Slaboda.

MR. REIS: Would it be helpful for us to review the 13 positive comments that we have?

MR. NUGENT: You're certainly welcome to look at them, not going to read them all but it was a form letter and people signed it and it says, I am trying with all sincerity to renovate an established vacant building at 161 Walsh Avenue into a funeral home. I'm requesting your support in my endeavor. Sincerely, Linwood Rhodes. And then there was signature lines and there's 13 people that did it.

MR. REIS: Thank you.

MRS. BROWN: Do they have direct sight of the funeral home from where they live?

MR. NUGENT: Well, all of them don't. I don't know where some of these are. One is on John Street.

MS. BROWN: It's behind it.

MR. NUGENT: If he takes the trees down, they will, Walsh Road, Lawrence Avenue, Lawrence Avenue, John Street, Federal Block Company and Walsh Road. I would say they all, they don't live across the street but they all have a view of it. I have to turn to our attorney and ask if you felt that the new evidence that was submitted tonight was the part that was missing in the last?

MR. KRIEGER: The answer is yes.

MR. NUGENT: I know we had a lot of reservations about it the last time because there were things that were missing.

MR. KRIEGER: In my opinion, the evidence presented by the applicant tonight fills in the gaps.

MR. NUGENT: Met the criteria of what's required.

MR. KRIEGER: And taken altogether, it does meet the criteria.

MR. NUGENT: Any further questions? I'll entertain a motion.

MR. TORLEY: I move we grant Mr. Rhodes his requested variances.

MR. LANGANKE: I second it.

ROLL CALL

MR. LANGANKE	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	NO
MR. REIS	AYE

#95-54. Public Hearing - Rhodes, Linwood

Freel Zamenick

Shirley Zamenick

Mary Connolly

Helen Russo

Gene Vesely

Joe Vesely

Koosha Brown

160 Walsh Rd oppose

160 Walsh Rd. opposing

162 Walsh Ave oppose

36 Cedar Ave - oppose

17a Walsh Rd oppose

17a Walsh Rd

3 Melrose Ave official

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

Prelim.
Nov. 13, 1995.
#95-3654

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-20

DATE: 10-11-95

APPLICANT: LIN WOOD RHODES, JR

37 SOUTH ST

HIGHLAND FALLS N.Y. 10928

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 1-8-95

FOR (SUBDIVISION - SITE PLAN) FOR A FUNERAL HOME

LOCATED AT 161 WALSH ROAD

ZONE R4

DESCRIPTION OF EXISTING SITE: SEC: 13 BLOCK: 5 LOT: 29

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

#1 FUNERAL HOME NOT PERMITTED IN A R4 ZONE

#2 OFF STREET PARKING REQUIRED 30 AVAILABLE

13 VARIANCE REQUEST 17

Michael Babcock
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>R4</u> USE <u>NEED USE</u> VARIANCE		
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD		
REQ'D SIDE YD.		
REQ'D TOTAL SIDE YD.		
REQ'D REAR YD.		
REQ'D FRONTAGE		
MAX. BLDG. HT.		
FLOOR AREA RATIO		
MIN. LIVABLE AREA		
DEV. COVERAGE		
O/S PARKING SPACES		

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

RFF 2BA.
8/14/95

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, JoAnne Antonucci, of 7 Blanche Avenue,
support the Funeral Home Proposal.

JoAnne Antonucci
SIGNATURE

DATE: 8-7-95

RTF - 2BA
8/14/95-

July 12, 1995

Dear Sir/Madam:

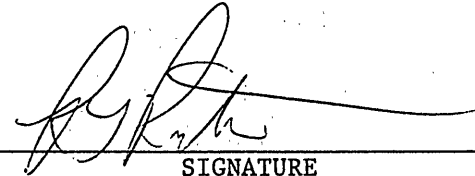
I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, R.J. PETRILLO, of 150 WALSH RD,
support the Funeral Home Proposal.


SIGNATURE

DATE: 7/13/95

RtF- 2BA.
8/14/95

July 12, 1995

Dear Sir/Madam:

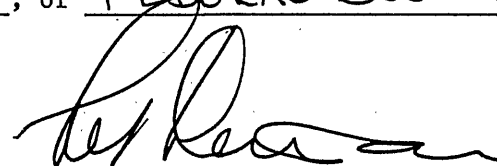
I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, LES DENISAR, of FEDERAL BLOCK CO.,
support the Funeral Home Proposal.



SIGNATURE

DATE:

7/13/95

RF- 23A.
8/14/95 B.

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, Charlita Stone, of 127 5th St.,
support the Funeral Home Proposal.

Charlita Stone
SIGNATURE

DATE: 7/13/95

RF-239.
8/14/95

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, WILLIAM RAY, of 15 LAWRENCE AVE,
support the Funeral Home Proposal.

William Ray
SIGNATURE

DATE: Aug 7, 1995

Ref- 2BA.
8/14/95

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, GERALDINE LEE, of 12 LAWRENCE AVENUE
support the Funeral Home Proposal.

Geraldine H. Lee
SIGNATURE

DATE: 8/7/95

Ref 2BA.
8/14/95.

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, Ripie McNeil, of 182 Walsh Rd.,
support the Funeral Home Proposal.

Ripie McNeil
SIGNATURE

DATE: 7/14/95

LoF 2BA
8/14/95

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, William P. Pen, of 27 High St,
support the Funeral Home Proposal.

William P. Pen

SIGNATURE

DATE: 7-13-95

KTF ZBA.
8/14/95.

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, William Ken, of 116 John St NW,
support the Funeral Home Proposal.

William Ken
SIGNATURE

DATE: 7/13/95

R&F - ZBA -
8/14/95.

July 12, 1995

Dear Sir/Madam:

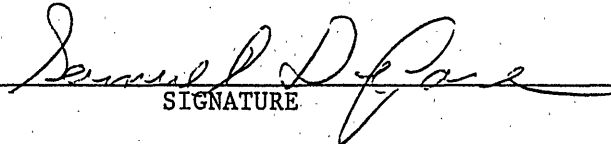
I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, SAMUEL D. PACE, of 112 JOHN ST,
support the Funeral Home Proposal.


SIGNATURE

DATE: 6/15/95

R&F-ZBA

8/14/95.

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, MR + MRS. NICHOLAS J. Colicini, of 113 JOHN STREET,
support the Funeral Home Proposal.

Charles J. Colicini
SIGNATURE

DATE: 8/7/95

R&F. ZBA.
8/14/95.

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, Mary Ann Post, of 136 John St,
New Windsor ny,
support the Funeral Home Proposal.

Mary Ann Post
SIGNATURE

DATE: 7/13/95

R9F- ZBA.
8/14/95

July 12, 1995

Dear Sir/Madam:

I am trying with all sincerity to renovate and establishing the vacant building at 161 Walsh Avenue, as a Funeral Home.

I am requesting your support for my endeavor.

Sincerely yours,

Linwood Rhodes Jr.

I, Bruno Modette, of 189 Cedar Rd.,
support the Funeral Home Proposal.

Bruno Modette
SIGNATURE

DATE: 7-13-95

December 5, 1995

Rec'd. 12/8/95
ZBA - (AB)

Zoning Board Of Appeals
Town Of New Windsor
New Windsor, NY
12553

Dear Mr. Nugent,

RE: Appeal # 54

I am against the proposed funeral home at 161 Walsh Rd., New Windsor.

I think there is insufficient parking and would create safty problems. The property is to close to the firehouse.

Respectfully,

Edward F. Sloboda

Edward F. Sloboda

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 54

Request of LINWOOD RHODES

for a VARIANCE of the Zoning Local Law to permit:

A funeral home in an R-4 district with insufficient off-street parking;

being a VARIANCE of Section 48-9 - Table of Use/Bulk Regs., Cols.
A and O;

for property situated as follows:

161 Walsh Road, New Windsor, N. Y. 12553

known as tax lot Section 13 Block 5 Lot 29.

SAID HEARING will take place on the 11th day of December,
19 95, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

12553

JAMES NUGENT
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

June 28, 1995

Linwood Rhodes
37 South Street
Highland Falls, N. Y. 10928

Re: Tax Map Parcel #13-05-29

Dear Mr. Rhodes:

According to our records, the attached list of property owners are within five Hundred (500) feet of the above-referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00, leaves a balance due of \$70.00.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Patricia A. Barnhart

Ralph J. & Robert J. Petrillo
Gary Dreyer
150 Walsh Road
New Windsor, N. Y. 12553

Harry T. & Mary C. Connolly
162 Walsh Avenue
New Windsor, N. Y. 12553

Frederick & Shirley Zamenick
160 Walsh Avenue
New Windsor, N. Y. 12553

Michael J. Pettine, Jr.
Geraldine A. and Frederick Lee
102 Clancy Avenue
New Windsor, N. Y. 12553

James D. and Geraldine A. Lee
12 Lawrence Avenue
New Windsor, N. Y. 12553

Edward L. Thompson, Jr.
22 Lawrence Avenue
New Windsor, N. Y. 12553

Anthony Messina
15 Merline Avenue
New Windsor, N. Y. 12553

Gary and Darla Dreyer
18 Veronica Avenue
New Windsor, N. Y. 12553

Estate of Francis McCarthy
140 John Street
New Windsor, N. Y. 12553

Louis E. and Kimberly H. Lanton
138 John Street
New Windsor, N. Y. 12553

James and Marianne Post
136 John Street
New Windsor, N. Y. 12553

Wilson Robles
24 Oregon Avenue
Meridan, CT 06450

Joseph Peragine
333 East 55th Street - Apt. 10G
New York, N. Y. 10022

Gina Pietrobuono
128 John Street
New Windsor, N. Y. 12553

James J. and Irene Brown

126 John Street
New Windsor, N. Y. 12553

Nancy Lee and William J. Mitchell
124 John Street
New Windsor, N. Y. 12553

Elizabeth Stone
122 John Street
New Windsor, N. Y. 12553

Kenneth and Barbara Ellingsen
120 John Street
New Windsor, N. Y. 12553

Edward C. and Emma F. Stent
118 John Street
New Windsor, N. Y. 12553

James and Dorothy T. McDaniel
116 John Street
New Windsor, N. Y. 12553

Samuel and Masako DePace
112 John Street
New Windsor, N. Y. 12553

Thomas E. and Marlene F. Van Zandt
108 John Street
New Windsor, N. Y. 12553

Richard Ostner
R. D. 2 - Bethlehem Road
New Windsor, N. Y. 12553

Specialty Powder Metallurgy Products Corp.
23 Spring Rock Road
New Windsor, N. Y. 12553

Gerard and Cheryl Guilliod
4 Orfeo Road
Wallkill, N. Y. 12589

Robert James Sager
133 John Street
New Windsor, N. Y. 12553

John N. and Georgette H. Evans
30 Hilltop Drive
New Windsor, N. Y. 12553

Rutila and Josefina Garcia
123 John Street
New Windsor, N. Y. 12553

Tommaso and Loretta Sirio
119 John Street
New Windsor, N. Y. 12553

Constantino and Kathi DeSousa
P. O. Box 4218
New Windsor, N. Y. 12553

Richard and Linda S. Ostner
66 Union Avenue
New Windsor, N. Y. 12553

Michael and Donna Collins
6 Cedar Avenue
New Windsor, N. Y. 12553

Bridge Road Realty Corp.
102 Windsor Highway
New Windsor, N. Y. 12553

John and Mary Carney
5 High Street
New Windsor, N. Y. 12553

Yvonne Conklin
23 High Street
New Windsor, N. Y. 12553

Cathleen Perren
27 High Street
New Windsor, N. Y. 12553

Thomas and Karen D. Russell
165 Walsh Avenue
New Windsor, N. Y. 12553

Charles E. and Frances R. Runsey
192 Walsh Road
New Windsor, N. Y. 12553

Nancy M. Blinn
P. O. Box 2618
Newburgh, N. Y. 12550

Quassaick Fire Engine Co. of New Windsor
Walsh Road
New Windsor, N. Y. 12553

Charles Babcock
155 Walsh Avenue
New Windsor, N. Y. 12553

FWAR, Inc.
137 Walsh Avenue
New Windsor, N. Y. 12553

Salko-Mable Furniture Inc.
170 Walsh Road
New Windsor, N. Y. 12553

Elizabeth F. Rahm
15 Lawrence Avenue

New Windsor, N. Y. 12553

Eileen G. Hedden
Irene Shafer
% Eileen G. Sharrow
19 Lawrence Avenue
New Windsor, N. Y. 12553

Chester J. and Evelyn T. Grzibowski
12 Melrose Avenue
New Windsor, N. Y. 12553

Joseph F. and Gail M. Vesely
172 Walsh Avenue
New Windsor, N. Y. 12553

Albert J., Albert A. and Alison Coritz
178 Walsh Avenue
New Windsor, N. Y. 12553

Leon and Dixie Mehl
R. D. 1 - Rock Cut Road
Walden, N. Y. 12586

Edward, Frederick and John Henry Sloboda
% Sloboda Bros. Inc.
901 Route 52
Walden, N. Y. 12586

Stephen and Shirley June Ferrara
1 Ora Street
New Windsor, N. Y. 12553

John and Linda Marullo
10 Blanche Avenue
New Windsor, N. Y. 12553

John T. and Angela Babcock
12 Blanche Avenue
New Windsor, N. Y. 12553

Richard F. and Rebecca Mae Vinson
P. O. Box 756
Vails Gate, N. Y. 12584

Joyce Etess
232 Windsor Highway - Unit 22
New Windsor, N. Y. 12553

Edna and Toni DiDonato
Blanche and Clancy Avenue
New Windsor, N. Y. 12553

Roy W. Coykendall, Douglas Kendall
Barbara A. Calcagni
25 Melrose Avenue
New Windsor, N. Y. 12553

Albert H. Netz
% Lillian Delpha
37 Cross Road
Cochecton, N. Y. 12726

Robert R. and Loretta Brown
3 Melrose Avenue
New Windsor, N. Y. 12553

Maddelena Marchetta
188 Walsh Avenue
New Windsor, N. Y. 12553

Rudolph and Ella Pelus
20 Cedar Avenue
New Windsor, N. Y. 12553

Frank and Helen Gerbes
24 Cedar Avenue
New Windsor, N. Y. 12553

Mary Osusky Kelley
17 Blanche Avenue
New Windsor, N. Y. 12553

Elizabeth Osusky
15 Blanche Avenue
New Windsor, N. Y. 12553

Thomas and Kathleen O'Brien
13 Blanche Avenue
New Windsor, N. Y. 12553

Dorothy J. Hughes
9 Blanche Avenue
New Windsor, N. Y. 12553

Michael P. and Joanne E. Antonucci
7 Blanche Avenue
New Windsor, N. Y. 12553

Joseph F. and Cecelia Caesar
25 Clancy Avenue
New Windsor, N. Y. 12553

The Disabled American Veterans
% The Thomas D. Peterkin Post Chapter 152
30 Lawrence Avenue
New Windsor, N. Y. 12553
Attn: Treasurer

Jeffrey A. and Jeanne S. Stent
15 Melrose Avenue
New Windsor, N. Y. 12553

Angela Szajko
24 Clancy Avenue
New Windsor, N. Y. 12553

John and Jayne M. Kelly
20 Melrose Avenue
New Windsor, N. Y. 12553

Peter L. and Christine M. Gandolfini
16 Melrose Avenue
New Windsor, N. Y. 12553

Harold and Shirley Jones
9 Cedar Avenue
New Windsor, N. Y. 12553

Calvary Cemetery
% Church of St. Patrick
55 Grand Street
New Windsor, N. Y. 12550

Stephen E. and Kenneth L. Miron
% Federal Block Corp.
129 Walsh Avenue
New Windsor, N. Y. 12553

P & T Realty of New Windsor, Inc.
144 John Street
New Windsor, N. Y. 12553

Twin Bridge Group Inc.
% Roskoski & Otto
710 Broadway
Newburgh, N. Y. 12550

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Variance of

Alex Santoro & Lenwood Rhodes.

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

95-54.

-----X
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On November 29, 1995, I compared the 78 addressed
envelopes containing the attached Notice of Public Hearing with
the certified list provided by the Assessor regarding the above
application for variance and I find that the addressees are
identical to the list received. I then mailed the envelopes in a
U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
29th day of November, 1995.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public New York
County
#4484065
Commission Expires July 15, 1997

(TA DOCDISK#7-030586.AOS)

SINCE 1938

John J. Lease Realtors®

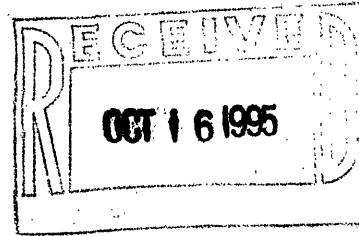
313 Broadway, Newburgh, N.Y. 12550 914-565-2800

JOHN J. LEASE, SR.
JOHN J. LEASE, JR.
RICHARD F. LEASE
JOHN LEASE III

FAX 914-565-4133

October 12, 1995

Mr. James Nugent
Zoning Board Chairman
Town of New Windsor
55 Union Avenue
New Windsor, NY 12553



RE: 161 Walsh Avenue
New Windsor, NY

Dear Mr. Nugent:

I have reviewed the proposals regarding 161 Walsh Avenue and have come to the following conclusions.

Renovating the existing structure into a three (3) bedroom, two (2) bath home on the existing property would produce a house that would be worth \$ 65,000 in today's market. Razing the existing structure and build a new home as per the drawings would garner a market price of \$ 75,000.

Respectfully yours,

JOHN J. LEASE REALTORS

Jeffrey Lease
Associate Broker

JL/jmw
Encl.

(914) 561-0489



MICHAEL D. LUCAS
CONTRACTOR

OFFICE
146 QUASSAICK AVE.
NEW WINDSOR, N.Y. 12553

SHOP
RIVER ROAD
NEW WINDSOR, N.Y. 12553

September 27, 1995

Mr. James Nugent
Zoning Board Chairman
Town of New Windsor
55 Union Avenue
New Windsor, NY 12553

RE: 161 Walsh Avenue
Newburgh, NY

Dear Mr. Nugent:

The cost of renovating the existing commercial 1,700 square foot Crystal Home Cleaners building into a residential three (3) bedroom, two (2) bath home with living room, dining room and kitchen with a one (1) car garage would be \$ 42,000.

The cost of razing the building and building a new home on this site would be \$ 120,000.

Sincerely yours,

Michael Lucas
Michael Lucas Fire Restoration
146 Quassaick Avenue
New Windsor, NY 12553

ML/jmw

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

95-54
Date: 11/14/95

I. Applicant Information:

- (a) ALEX SANTORO X
(Name, address and phone of Applicant) (Owner)
(b) LINWOOD RHODES, 37 SOUTH ST. HIGHLAND FALLS
(Name, address and phone of purchaser or lessee)
(c) DAN BLOOM, 530 BLOOMING GROVE TURNPIKE, NEW WINDSOR
(Name, address and phone of attorney)
(d) ARMAND GAGLIA, 175 LIBERTY ST. NEWARK, N.Y.
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- (☒) Use Variance (☐) Sign Variance
(☒) Area Variance (☐) Interpretation

III. Property Information:

- (a) R4 161 WALSH RD 13/5/87 13,350 SF
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? P.I.
(c) Is a pending sale or lease subject to ZBA approval of this application? YES
(d) When was property purchased by present owner? UNKNOWN
(e) Has property been subdivided previously? No
(f) Has property been subject of variance previously? Yes
If so, when? 9/95
(g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance.

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) PROPOSED FUNERAL HOME NOT

ALLOWED IN R4 ZONE.

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

THE APPLICANT WILL OFFER ADDITIONAL TESTIMONY
AT THE PUBLIC HEARING ON WHY A SINGLE FAMILY USE
FOR THIS BUILDING IS NOT VIABLE.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area <u>30</u>	<u>13</u>	<u>17</u>

Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

WE BELIEVE THAT FOR THIS FUNERAL HOME
13 PARKING SPACES WILL BE MORE THAN SUFFICIENT.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

_____.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

_____.

VII. Interpretation.

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

_____.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 150.00 and the second check in the amount of \$ 500.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 11/15/95

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Linwood Rhodes Jr.
(Applicant)

Sworn to before me this

15th day of November, 1995.

XI. ZBA Action:

(a) Public Hearing date: _____

Donna M. Rickey
DONNA M. RICKEY
Notary Public, State of New York
No. 4706930
Residing in Orange County
Commission Expires April 30, 1997

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR LINWOOD RHODES	2. PROJECT NAME FUNERAL HOME AT 161 WALSH RD.
3. PROJECT LOCATION: Municipality ORANGE COUNTY County TOWN OF NEW WINDSOR	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 161 WALSH RD.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: FUNERAL HOME CONVERSION OF EXISTING BUILDING.	
7. AMOUNT OF LAND AFFECTED: Initially 13,350 SF acres Ultimately 13,350 SF acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly USE AND PARKING VARIANCE REQUIRED	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Linwood Rhodes	Date: 6/8/95
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

37 South Street
Highland Falls, New York
10928

June 23, 1995

Town of New Windsor Zoning Board
555 Union Avenue
New Windsor, New York 12553

Dear Board Members:

I have been a resident of Orange County, for the past twenty three years. I am a former Chief of Police of the Village of Highland Falls, and Retired Detective of the City of Newburgh Police Department. I have been in the funeral business for the past seven years. I am presently working out of a funeral home located in the City of Newburgh. The majority of my services and calling hours are held in local churches.

The New York State Funeral Service Board requires the firm to have 300 square feet for the Selection Room or Chapel area. The board also require an office and 120 square foot for a Preparation Room. The building at 161 Walsh Avenue, more than meets the standard for a funeral firm. However, I realize at this point, I can only provide fourteen (14) off-street parking spaces at this location. Again, the procedural of calling hours and services at churches is traditional for the clients in which I serve.

If I am permitted to operate from 161 Walsh Avenue, I will remodel the building, both interior and exterior. I will also landscape the area and do nothing that would be offensive to my neighbors. I believe a funeral home would improve the neighborhood, enhance the now vacant building and parking lot, which is now covered with over grown bushes. The parking area will be paved and area lights installed.

I am seeking permission to improve my business and be an asset to the Town of New Windsor.

Thank you for your time and consideration.

Respectfully submitted,

Linwood Rhodes, Jr.

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Linwood Rhodes, Jr. _____ deposes and says that he
(Applicant) _____
resides at _____ 37 South St., Highland Falls, N.Y. 10928. _____
(Applicant's Address)

in the County of _____ Orange _____

and State of _____ New York _____

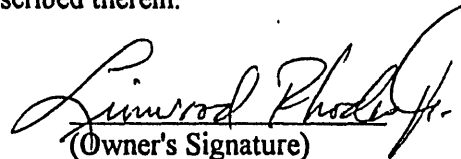
and that he is the applicant for the _____
Funeral Home Conversion at 161 Walsh Rd _____
(Project Name and Description)

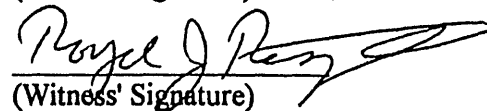
which is the premises described in the foregoing application and

that he has authorized _____ Anthony J. Coppola, Architect _____
(Professional Representative)

to make the foregoing application as described therein.

Date: June 8, 1995


(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE
OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE
APPLICANT
AND/OR OWNER AT THE MEETINGS.

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ALEX SANTORO, deposes and says that he
(Applicant)

resides at 24 FAIRVIEW AVE, TUCKAHOE
(Applicant's Address)

in the County of WESTCHESTER

and State of NEW YORK 10707

and that he is the applicant for the

FUNERAL HOME CONVERSION AT 161 WALSH RD.
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized LINWOOD RHODES
(Professional Representative)

to make the foregoing application as described therein.

Date: 6/9/1995

Alex Santoro
(Owner's Signature)

Summe D'Amico
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

Date 11/22/95, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553TO Frances Bell 147 Syracuse Dr DR.
New Windsor Ny 12553

DATE	CLAIMED	ALLOWED
11/13/95	Zoning Board Mtg	75 00
	Misc - 2	
	Langauke - 4	
	Rhodes - 3	
	Himber - 8	
	Upstate - 4	
	Schlesinger - 5	
	Johnson - 3	
	McCarville - 3	
	32	144 00
		219 00

RHODES, LINWOOD:

MR. NUGENT: Request for use variance for funeral home in an R-4 zone and area variance for 17 parking spaces at 161 Walsh Road.

Mr. Linwood Rhodes appeared before the board for this proposal.

MR. RHODES: Once again, I'm back before the board requesting a variance for use of a funeral home at 161 Walsh Road for 17 parking spaces. I do have additional information for the board and my process I guess in order to get the additional information, I had to come back before this board again. I don't know whether I'm supposed to present that additional information at this time.

MR. NUGENT: Well, basically we know what you want to do.

MR. KRIEGER: Just tell us briefly about it, you don't have to fully present the additional information but outline it so that the board knows what to expect plus the fact there's a requirement in the statute that in order to make reapplication within the six months there has to be new information, new additional but in order to go forward, you have to, you should indicate to the board at least the gist of the information. You don't have to prove it at this point, just indicate what you want.

MR. RHODES: Okay, at this point, I have a letter from two contractors that went over to the building and they had come up with a proposal what it would cost to renovate the building. Also I have a statement from a realtor what it would cost to convert it to single family dwelling as opposed to a two-family dwelling, what it would cost to tear the building down and then build a new building on that particular location and basically, that is it.

MR. KRIEGER: Have you got anything, are you going to be able to present at the public hearing anything with respect to what the building is worth in that area if

November 13, 1995

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it were one-family house? You understand it's a two step process, one, you're showing the costs and but then you have got to show that they are not reasonable by comparing them to the return if your costs are here and your return is down here, then the argument is that they are not reasonable. But you have got to provide both ends of it.

MR. RHODES: I have those documents at this time.

MR. KRIEGER: Do you have a realtor and/or a contractor available to testify at that time or are you going to submit it?

MR. RHODES: No, I'll have a realtor and a contractor here to testify at that time as needed.

MR. KRIEGER: Good, okay, all right that is new information sufficient to satisfy the requirements of the statute in my opinion so he can go ahead.

MR. TORLEY: Would you accept a motion?

MR. NUGENT: Yes.

MR. TORLEY: I move that we set Mr. Rhodes up for his request for use variance for funeral home in R-4 zone and requisite area variances.

MR. REIS: Second it.

ROLL CALL

MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. REIS	AYE
MR. NUGENT	AYE

MS. BARNHART: Mr. Rhodes, you have the application and the paperwork, right?

MR. RHODES: Oh, yes, I'll contact you tomorrow.

MS. BARNHART: Just let me know when you're ready to file the paperwork.

November 13, 1995

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MR. KRIEGER: Have you got the use variance sheet from before that I gave you?

MR. RHODES: Yes, I have got it. I have all the documents.

MR. NUGENT: We're all set then.

Form 2007-2-24-5N—Mergers and Sales Book, with Consent against Grantor's Act—Testimonial of Corporation.

CONSUME YOUR (LAWYER) BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 28th day of November, nineteen hundred and eighty-eight BETWEEN LOUIS CORDASCO, residing at 567 Crestwood Avenue, Crestwood, New York 10707, ALEX SANTORO, residing at 51 Brown Road, Wappingers Falls, New York 12590 and ROBERT KOHL, residing at 2839 Moreland Road, Yorktown Heights, New York 10598, tenants in common

party of the first part, and ALEX SANTORO, residing at 51 Brown Road, Wappingers Falls, New York 12590, and ROBERT KOHL, residing at 2839 Moreland Road, Yorktown Heights, New York 10598,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

TEN and No/100 (\$10.00)-----dollars,

lawful money of the United States, and other valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part hereafter,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange and State of New York known and designated as Lot No's 81 through 86 and a portion of Lot No's 80 and 87 and shown on a map entitled, "Map of Lots Owned by Mr. D. P. Kelly", dated 1881 and filed in the Orange County Clerk's office on 12 May 1885 and being more particularly described as follows:

Beginning at a point on the northerly line of Walsh Road, on the easterly line of lands now or formerly of Charles Babcock and at the southwesterly corner of Lot No. 84; thence, along the westerly line of Lot No's 83 and 84 and the easterly line of lands of said Babcock and lands now or formerly of One Thirty Seven Walsh Avenue, Inc., N 24° 50' E, passing through an iron pipe found at 99.16' at the northeasterly corner of lands of said Babcock, a total distance of 174.0' to a point on the northwesterly corner of Lot No. 83 and the southerly line of High Street; thence, along said line of High Street and the northerly line of Lot No's 81, 82, 83 and a portion of Lot No. 80, S 62° 15' E 75.0' to a point; thence, leaving said High Street and through Lot No's 80 and 87, S 25° 04' 00" W 181.5' to a point on the northerly line of said Walsh Road; thence, along said Walsh Road, N 56° 35' W 75.0' to the point or place of beginning.

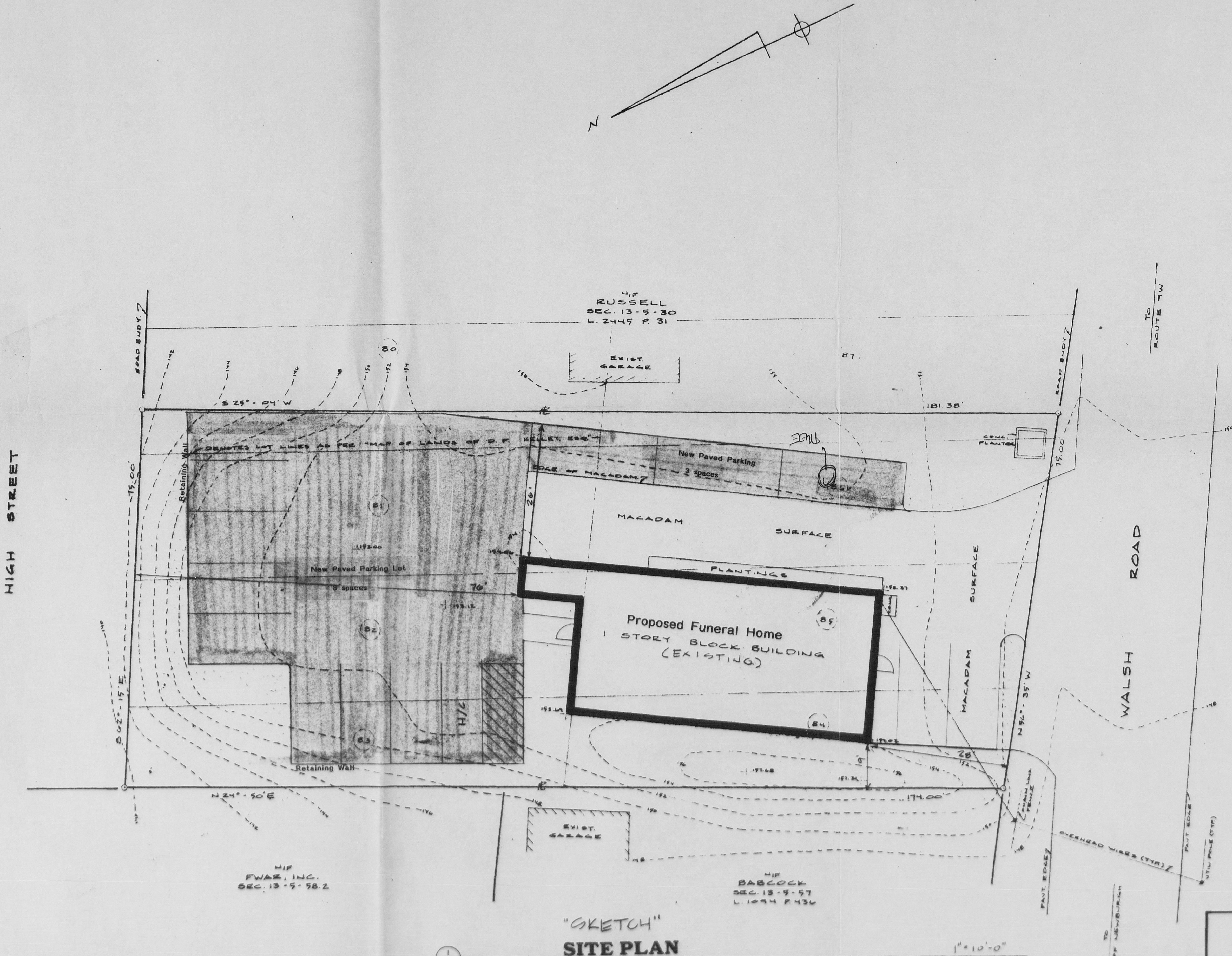
TAX MAP
EXPLANATION


INT 3052 MAY 217

Zoning Requirements for R-4		
Requirements	Required	Actual
Minimum Lot Size		13,350 SF
Lot Width		75 Feet
Max Width @ Building Line		75 Feet
Front Yard Setback		30 feet
Rear Yard Setback		76 feet
Side Yard Setback		8 ft / 29 ft
Max Building Height		14 feet
Required Lot Frontage		75 Feet
F A R Ratio		
Development Ratio		
Off Street Parking	30	13

Site Plan Notes:

- Name of project is "A Funeral Home Conversion at 161 Walsh Rd, New Windsor, N.Y. " The size if the lot is approximately 13,350 SF S/B/L is 13/5/29
- The project applicant is Linwood Rhodes, Jr. 37 South St., Highland Falls, N.Y. 10928.
- The property owner is Alex Santoro and Robert Kohl.
- Building Info:
 - Proposed Use - Funeral Home, C5 occupancy
 - Existing 1st Floor Total - 1,895 SF
- Boundary, topography, and Lot information from Vincent J Doce, Associates. I.I.S. May 22, 1995





Anthony J. Coppola
Architect
175 Liberty St.
Newburgh, N.Y. 12550
Tel. 914-561-3559
Fax 914-561-2051

FUNERAL HOME CONVERSION AT 161 WALSH RD. NEW WINDSOR NY

SKETCH SITE PLAN

Date: 5/2/95 Revised: Drawing Number: 60 OF